

Section 14. R-12.5 Single-Family District Regulations

PURPOSE: The R-12.5 Single-Family District is established to provide for areas requiring minimum lot sizes of twelve thousand five hundred (12,500) square feet in order to promote low population densities and provide the opportunity to establish a rural character within the subdivision. This district is intended to be composed of single-family dwellings together with public parks essential to create basic neighborhood units.

USES GENERALLY: In an R-12.5 Single-Family district no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. PERMITTED USES:

The following uses shall be permitted as principal uses:

1. Single-Family detached dwellings.
2. Churches, convents, and other places of worship.
3. Parks, playgrounds, and nature preserves, publicly owned.
4. Temporary buildings when they are to be used only for construction purposes or as a field office within a subdivision approved by the City for the sale of the real estate of that subdivision only. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the lots in the subdivision.
5. Model homes and model home parking lots are permitted as a temporary use in new subdivisions provided a notice is continually posted in a prominent place in a livable area in the home and the owner signs an affidavit on a form approved by the Director of Development Services affirming compliance with all the regulations of this section.

B. ACCESSORY USES:

The following uses shall be permitted as accessory uses to a single-family detached dwelling provided that none shall be a source of income to the owner or user of the principal single-family dwellings, except for customary home occupation.

1. Off-street parking and private garages in connection with any use permitted in this district.
2. Cabana, pavilion, or roofed area.

3. Private swimming pools.
4. Accessory Buildings.
5. Signs subject to the provisions of Section 60.
6. Customary home occupation.
7. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.

When any of the foregoing permitted accessory uses are detached from the principal single-family dwelling, said uses shall be located not less than forty-five (45) feet from the front lot line and shall meet the requirements of Section 42.C.,D.,E.,F., and G.

Accessory buildings more than sixteen (16) feet in height shall be set back from the rear property line six (6) feet plus two (2) additional feet for each additional foot of height over sixteen (16) feet. The height of the structures shall be measured from the top of the slab or from its bottom floor.

C. CONDITIONAL USES:

The following conditional uses may be permitted provided they meet the provisions of Section 48, and a conditional use permit is issued.

1. Public and non-profit institutions of an educational, religious or cultural type excluding correctional institutions.
2. Non-profit community centers and swimming pools and tennis courts.
3. Public and private country clubs and golf courses excluding miniature golf courses.
4. Memorial gardens and cemeteries.
5. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use, provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.

D. LIMITATION OF USES:

1. No more than three (3) persons unrelated by blood or marriage may occupy residences with an R-12.5 Single Family District.

2. Storage of mechanical or farm equipment incidental to any permitted or conditional use shall be screened in accordance with the provisions of Section 50, Alternate B or E, from any adjacent residential development or use.
3. Private or public alleys shall not be located in the 25 foot required rear yard.
4. Subdivisions approved prior to December 4, 1984 shall be deemed to be lawful. These subdivisions shall have the same status as subdivisions authorized pursuant to this ordinance. Buildings, or structures, within those subdivisions may meet the requirements of Section 15.F, 15.G, and 15.I of this ordinance, except no lot existing at the time of passage of this ordinance shall be reduced in area below twelve thousand five hundred (12,500) square feet.
5. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS:

No application for a building permit for the construction of a principal building shall be approved unless a plat, meeting all requirements of the City of Grapevine, has been approved by the City Council and recorded in the official records of Tarrant County.

F. DENSITY REQUIREMENTS:

The following density requirements shall apply:

1. Maximum Density: The maximum density within the R-12.5 District shall not exceed three (3) dwelling units per acre of gross area.
2. Lot Size: Lots for any permitted use shall have a minimum area of twelve thousand five hundred (12,500) square feet.
3. Minimum Open Space: All areas not devoted to buildings, structures or off-street parking area shall be devoted to grass, trees, gardens, shrubs, or other suitable landscape material. In addition, all developments shall reserve open space in accordance with the provisions of Section 51.

4. Maximum Building Coverage: The combined area occupied by all main and accessory buildings and structures shall not exceed forty (40) percent of the total lot area.
5. Maximum Impervious Area: The combined area occupied by all buildings, structures, off-street parking and paved areas shall not exceed sixty (60) percent of the total lot area.
6. Minimum Floor Area: The minimum square footage of a dwelling unit shall be not less than fourteen hundred (1,400) square feet of floor area.

G. AREA REGULATIONS:

The following minimum standards shall be required:

1. Depth of front yard, feet – 35

A minimum of fifty (50) percent of the area of the lot within the required front yard setback shall be a landscaped area.
2. Depth of rear yard, feet - 25
3. Width of side yard on each side, feet - 8
4. Width of lot, feet - 80, except reverse frontage lots shall be a minimum of 110 feet in width.
5. Depth of lot, feet - 100
6. DISTANCE BETWEEN BUILDINGS: The minimum distance between principal or accessory buildings on adjacent lots shall be not less than sixteen (16) feet.
7. Only one single-family detached dwelling shall be permitted on each lot, or lot of record, as the case may be.

H. BUFFER AREA REGULATIONS:

Whenever an R-12.5 Single Family development is located adjacent to an existing multi-family district (RMF-1, RMF-2, R-3.75, R-TH) or a non-residential district, without any division such as a dedicated public street, park, or permanent open space, all principal buildings or structures shall be setback a minimum of forty (40) feet from the adjoining property line. The setback area shall contain appropriate landscape improvements, fencing, berms or trees to adequately buffer adjoining uses.

I. HEIGHT:

The following maximum height regulations shall be observed.

1. Height of principal structure, two (2) stories not to exceed thirty-five (35) feet.
2. Height of accessory structure, one and one-half (1-1/2) stories not to exceed twenty (20) feet, except a storage building which shall not exceed ten (10) feet in height.

J. OFF-STREET PARKING:

Provisions for the parking of automobiles shall be allowed as an accessory use to any principal permitted use provided that such shall not be located on a required front yard. Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable Ordinances of the City.

Parking of recreational vehicles, recreational trailers, motor homes, or boats (all listed hereinafter referred to as vehicles) is prohibited in the required front yard except in the following circumstances:

1. Pursuant to a permit to park said vehicle on a paved driveway in the front yard issued by the Director of Development Services (Director), or his designee, after a determination is made by the Director that it is not feasible to park said vehicle in the side or rear yard.
2. For any length of time for all or any part of three (3) consecutive days, the said vehicles may be parked in the required front yard on a paved driveway for three (3) consecutive 24-hour days, or any part of three (3) consecutive 24-hour days. For example, vehicle could be parked in front yard on Friday evening at 10:00 p.m. and all day for the next two (2) days, Saturday and Sunday, with the authorized parking time ending at 12:00 a.m. Sunday night. Parking of the vehicle in the front yard for all or any part of consecutive Friday, Saturday, and Sunday, or any other combination of three (3) consecutive days, is allowed. If the vehicle parked in front yard at any time on Monday in the example, the vehicle is parked in violation of this ordinance.

K. OFF-STREET LOADING:

No off-street loading is required in the R-12.5 District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning Commission.